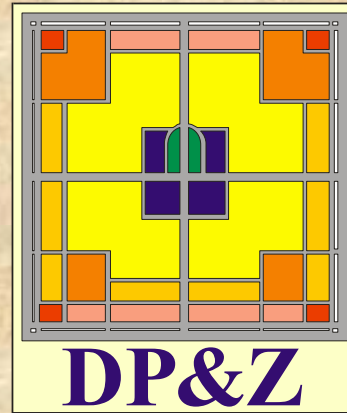


ENVIRONMENTAL PROTECTION STRATEGIES IN MIAMI-DADE COUNTY



**Miami-Dade County
Department of Planning & Zoning
July 22, 2004**

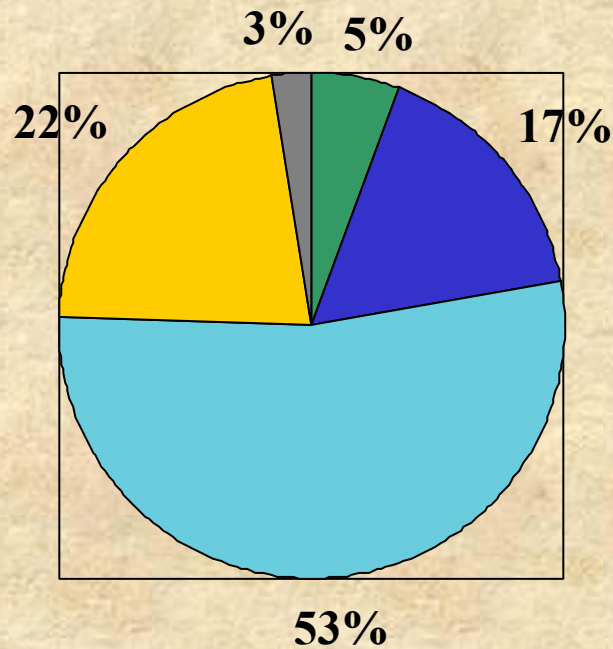
PRESENTATION OVERVIEW

- **CURRENT LAND USE PATTERNS**
- **HISTORICAL CONTEXT**
- **COUNTY SUPPORT FOR CERP**
- **OPTIONS FOR COORDINATION ON CERP PROJECTS**

POPULATION TRENDS AND LAND AREA

- **Miami-Dade County 2000 Census Population – 2,253,362**
- **Projected 2015 Population – 2,703,114**
- **Projected 2025 Population – 3,019,000**
- **Average Historic Rate of Growth – 30,000 people per year,
10,000 housing units per year**
- **Projected Countywide Urban Land Depletion Years:**
 - Residential – 2020**
 - Industrial – 2025**
 - Commercial/Office – 2017**
- **Total Land Area – 1,965 Sq. Mi.**
- **Area Within Urban Development Boundary – 418 Sq. Mi.**

2003 COUNTYWIDE LAND USE PATTERNS



-  Agriculture
-  Water Conservation Districts
-  Environmental Protection/ Government Owned
-  Urban Development
-  Vacant Privately Owned

HIGHLIGHTS OF PAST PLANNING INITIATIVES

- **1938- FIRST ZONING CODE**
- **1957 – TWO-TIER FORM OF GOVERNMENT ESTABLISHED**
 - **HOME RULE CHARTER CREATED PLANNING DEPARTMENT**
- **1960 – FIRST LAND USE MAP AND PLAN PUBLISHED**
- **1965 – PRELIMINARY PLAN LED TO PROPOSED GENERAL LAND USE MASTER PLAN (GLUMP)**

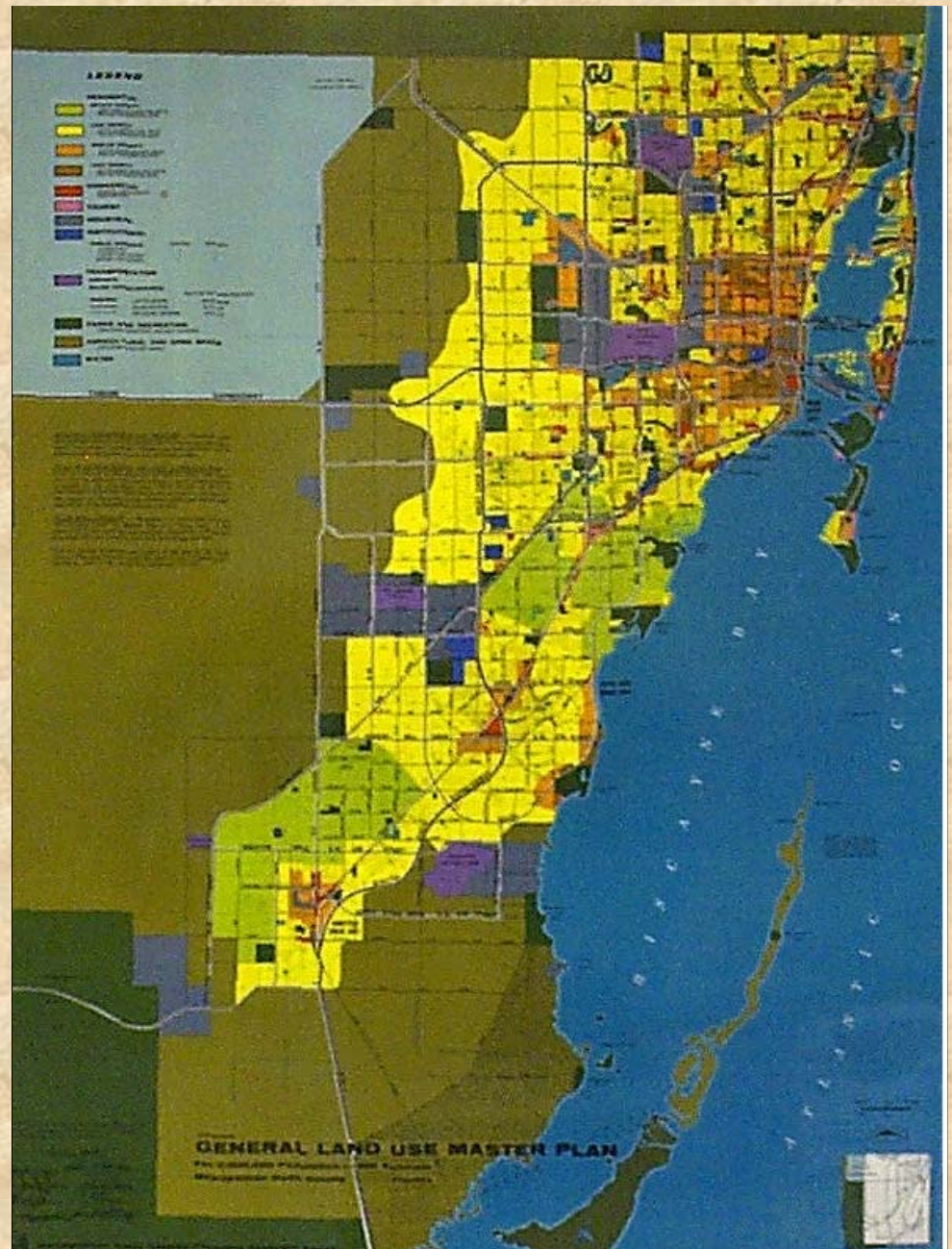
1965 - General Land Use Master Plan (GLUMP)

- **First county Comprehensive Plan**
- **Projected population was for 2.5 million**
- **Planned land use pattern- expansive, low density, auto-& expressway oriented**

Growth problems persisted:

- **Leapfrog development**
- **Lack of coordination**
- **Environmental degradation**

1965 GENERAL LAND USE MASTER PLAN



THE EARLY 1970'S

- **DROUGHT, WATER SHORTAGES, SALT INTRUSION, GLADES FIRES**
- **JETPORT SITING CONTROVERSY**
- **MASS TRANSIT PLANNING INITIATED**
- **DADE ORDERED TO CLEAN UP CANALS AND COASTAL WATERWAYS**
- **CONTINUED LEAPFROGGING OF DEVELOPMENT**

1975 - Comprehensive Development Master Plan (CDMP)

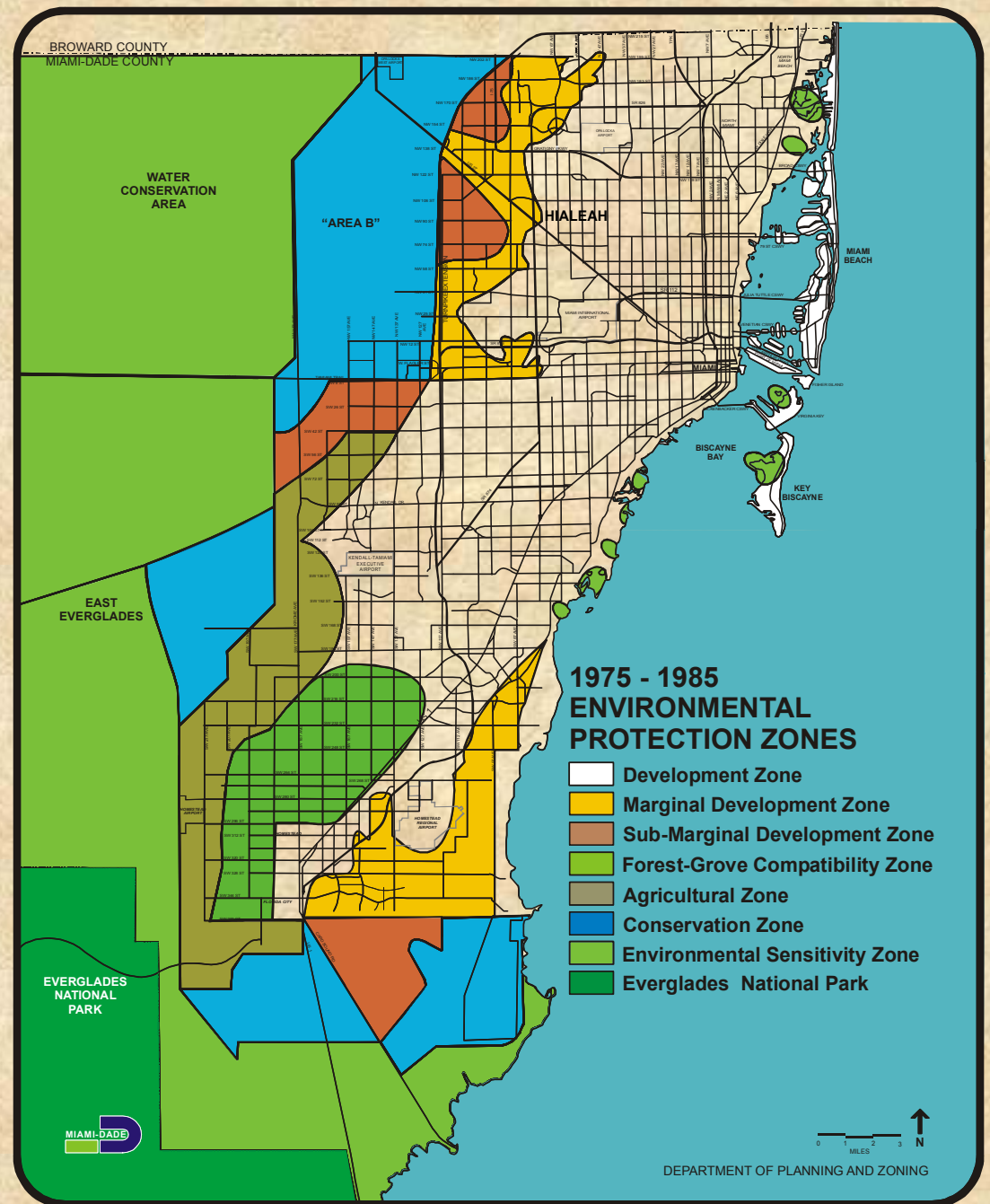
Adopted by Ordinance as law -aggressive at that time.

- ***“Environmental Protection Zones”*** were delineated
Associated environmental protection policies and initiatives were included
- Emphasis on maintenance of water tables & sheetflow in wetland areas, detention, and selective cut and filing;
- 1975 CDMP Land Use Plan
- Significantly reduced the area to be urbanized
- Clearly distinguished areas appropriate for urban development
- ***Contained an implied UDB/USB.***

HIGHLIGHTS OF PAST PLANNING INITIATIVES (con't)

**1975 – ADOPTION OF
FIRST CDMP WITH
STRONG
ENVIRONMENTAL
PROTECTION
POLICIES**

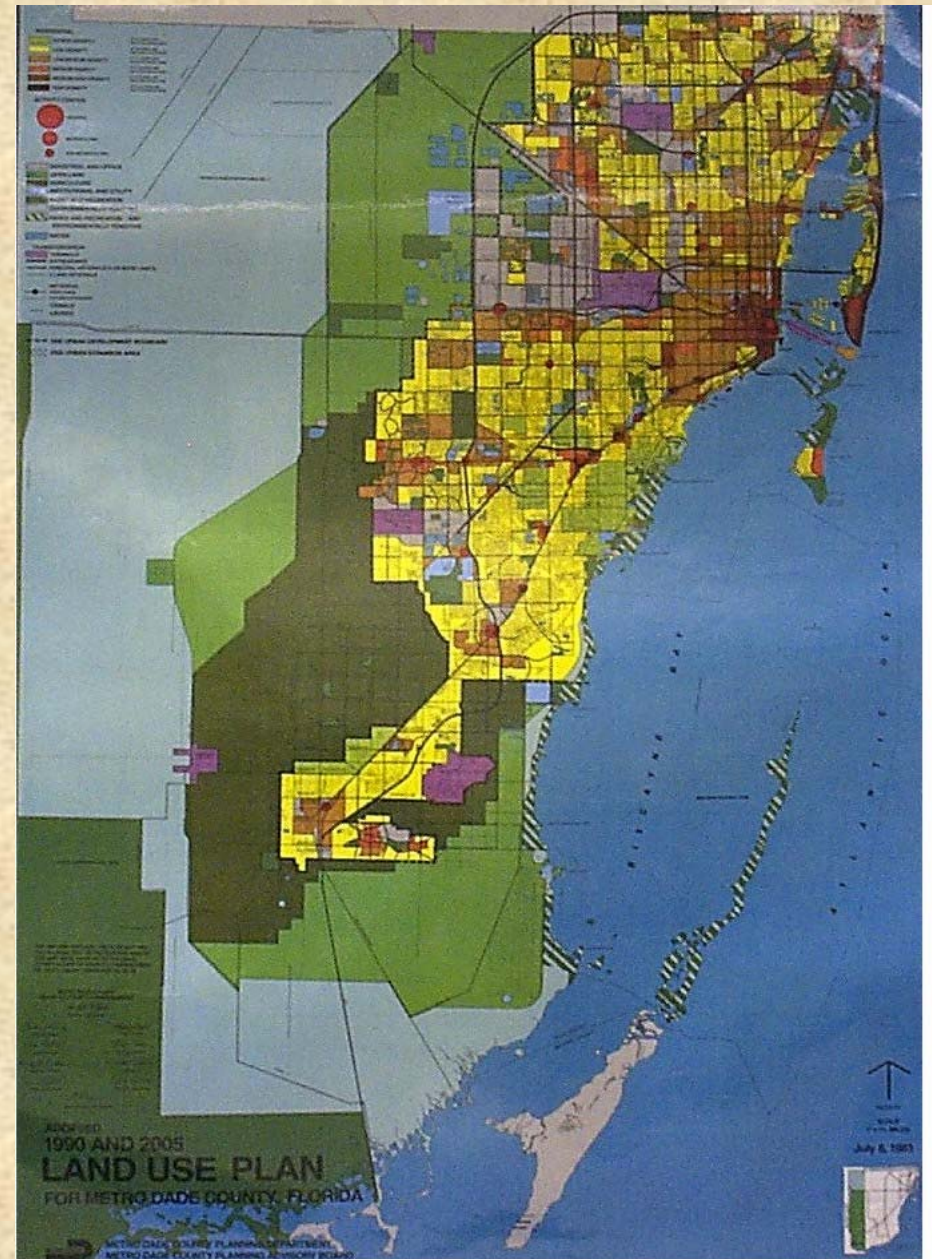
**ENVIRONMENTAL
PROTECTION ZONES
WERE INCLUDED IN
1975 CDMP**



HIGHLIGHTS OF PAST PLANNING INITIATIVES (Continued)

- **1980 EAST EVERGLADES PLANNING PROJECTS**
 - **OVERLAY 20, 40 AC ZONING- 1DU/**
 - **TDR'S**
 - **WETLANDS DISCLOSURE ORDINANCE.**
- **1983 – UDB FIRST DENOTED BY AN EXPLICIT
LINE ON THE LAND USE PLAN MAP**

**THE UDB APPEARED FOR
THE FIRST TIME ON THE
1983 COMPREHENSIVE
DEVELOPMENT MASTER
PLAN LAND USE MAP**



UDB AMENDMENT PROCESS

•PROCESS

- COUNTY CONSIDERS UDB AMENDMENTS ONCE EVERY TWO YEARS, EXCEPT FOR DRI APPLICATIONS**
- REQUIRES AFFIRMATIVE VOTE OF TWO-THIRDS OF COUNTY COMMISSION (9 OF 13 VOTES)**

•HISTORY OF UDB EXPANSION

- ± 51 SQ. MI. ADDED SINCE 1975**
- ± 1.96 AVERAGE SQ.MI./YR., ALL CONTIGUOUS**
- SINCE 1989 LESS THAN 2 SQ. MI. HAVE BEEN ADDED TO UDB**

UDB AMENDMENT ACTIVITY

Year	Sq. mi. Added	Sq. Mi. in UDB	Avg. Sq. Mi./Yr.
1975		366	
1976-80	9	375	2.25
1981-87	14.5	390	2.4
1988 Update	26	416	2.4
1989-95	.75	417	
1996-2002	.89	418	
Total	51	418	1.96

UDB Expansion Policies

I. The following areas shall not be considered:

- a. The Northwest Wellfield Protection Area;**
- b. Water Conservation Areas, Biscayne Aquifer Recharge Areas; and Everglades Buffer Areas designated by the SFWMD;**
- c. The Redland area.**

II. The following areas shall be Avoided:

- a. Delineated Future Wetlands;**
- b. Land designated Agriculture;**
- c. Category 1 Hurricane Evacuation Areas;**

III. The following areas shall be given Priority:

- a. Tiers having the earliest projected supply depletion year;**
- b. Land contiguous to the UDB;**
- c. Locations within one mile of a Planned Urban Center or
Extraordinary Transit Service corridor;**
- d. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.**

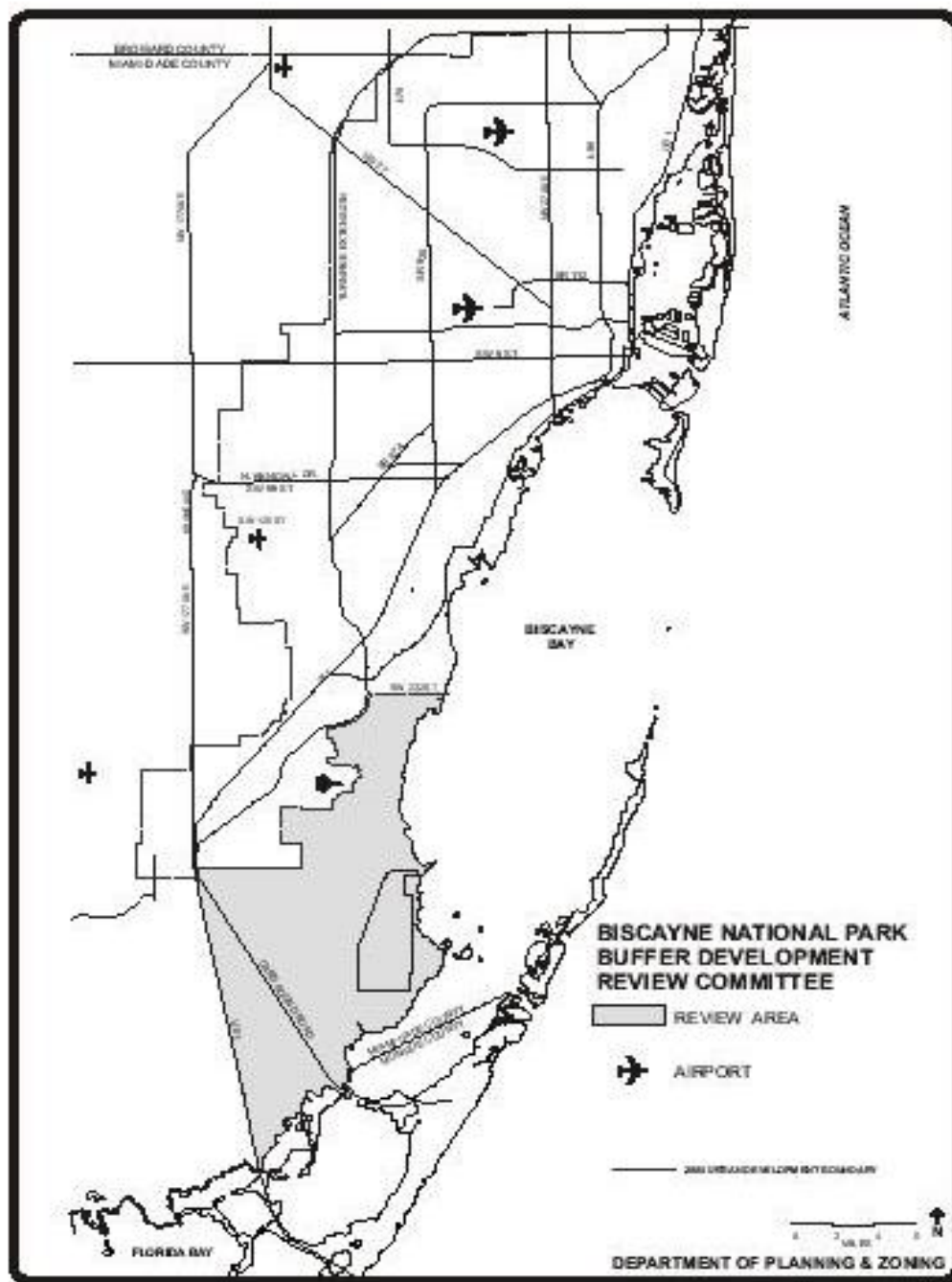
COUNTY SUPPORT FOR CERP

- **COUNTY'S OFFICE OF WATER MANAGEMENT WAS ESTABLISHED IN PART TO COORDINATE CERP ACTIVITIES**
- **PROFESSIONAL STAFF FROM THE DEPARTMENTS OF PLANNING & ZONING, ENVIRONMENTAL RESOURCES MANAGEMENT, AND WATER AND SEWER ARE ACTIVE MEMBERS OF CERP TEAMS**
- **WATER AND SEWER DEPARTMENT RECENTLY HIRED CERP COORDINATOR**

COUNTY SUPPORT FOR CERP

(Continued)

- **AGRICULTURE AND RURAL AREA STUDY**
 - **LAND USE STRATEGIES TO PRESERVE AGRICULTURE AND RURAL LANDS AS BUFFER BETWEEN URBAN DEVELOPMENT AND THE NATIONAL PARKS**
 - **TDR AND PDR INITIATIVES**
- **SOUTH DADE WATERSHED PLAN**
 - **LAND USE STRATEGIES TO MANAGE WATER QUALITY, QUANTITY, TIMING AND DISTRIBUTION**
 - **BASED ON A COMPREHENSIVE STUDY THAT INCLUDES A REQUIREMENT TO INTEGRATE THE WATERSHED PLAN WITH CERP**
 - **INTERIM COMMITTEE REVIEWS DEVELOPMENT PROPOSALS IN THE BUFFER AREA BETWEEN BISCAYNE NATIONAL PARK AND URBAN DEVELOPMENT BOUNDARY**



COUNTY SUPPORT FOR CERP (Continued)

COUNTY COMMISSION ADOPTED CDMP 2003 EVALUATION AND APPRAISAL REPORT IN NOVEMBER 2003

- **REQUIRES CDMP AMENDMENTS TO INCLUDE A NEW POLICY IN THE CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT THAT PROMOTES CONSISTENCY BETWEEN CERP OBJECTIVES AND REQUESTED WETLAND ALTERATION PROJECTS**

OPTIONS FOR COORDINATION

OPEN DISCUSSION